

# S C Vora & Co.

## Chartered Accountants

(Earlier known as 'Subodh Vora & Co')

📍 D-723/ 724, Neelkanth Business Park,  
Opp. Vidyavihar Railway Station,  
Vidyavihar (W), Mumbai- 400086.  
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To,

The Branch Manager,  
State Bank of India,  
SME Chembur Branch  
Unit No. 11, Bldg. No.11,  
Ground Floor, Corporate Park,  
Sion- Trombay Road,  
Chembur, Mumbai-400071

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **Anupam Creation** having its registered office at 2nd Floor, 204, Anupam Residency Building, V.P. Road, Prarthna Samaj, Girgaum, Mumbai, Maharashtra- 400004 that they require a certificate for certifying cost incurred for the project and do hereby state as follows:

Currently the total investment in the Project "Shreeji Heights" (Rera Registration No. P51900052017) by the Firm **Anupam Creation** is Rs.22.03 Crores as on 30.06.2024, which is fully invested in the project through promoter's contribution, which equals to 35.56 % of the total project cost which is estimated at Rs.61.95 crores

At the outset, we would like to highlight that management is solely responsible for preparation and maintenance of books of accounts and we have relied upon the fact that all the transactions pertaining to various financial years have been duly recorded in unaudited books of accounts.

We have verified the unaudited Financial Statements and other relevant records of Anupam Creation and based on information and explanation provided to us by the management, we certify the following:



(Rs. in Crores)

Particulars	Estimated Cost as per RERA Certificate	Incurred Till	Balance to be incurred
Land cost	01.48	01.48	00.00
Rent and corpus	05.87	02.24	03.63
Construction cost	33.73	09.28	24.44
Approvals & Statutory costs	09.69	07.89	01.80
Professional & Legal Fees	01.78	00.57	01.21
Sales & Marketing cost	02.40	00.00	02.40
Admin & other cost	03.00	00.05	02.95
Interest on loan (IDC)	04.00	00.51	03.49
<b>Total</b>	<b>61.95</b>	<b>22.03</b>	<b>39.92</b>

We further certify that the cost incurred till 30.06.2024 in the Project "22.03 Cr" is by way of:

(Rs. in Crores.)

Particulars	Estimated Cost	Incurred Till	Balance to be incurred
Promoter contribution i.e. Equity / Partner's Capital / Unsecured loan from Director	20.00	20.00	00.00
Secured loan	25.00	02.03	22.97
Advance received from customer against flat sold / allotted	16.95	00.00	16.95
<b>Total</b>	<b>61.95</b>	<b>22.03</b>	<b>39.92</b>

This certificate has been solely issued in connection with loan to be obtained from State Bank of India by Anupam Creation, Mumbai.



This certificate is issued for the above purpose and same must not be copied, disclosed or circulated in whole or part to anyone other than as mentioned above without our prior consent.

Certificate No.\* : 0 3 7

Signature

SUBODH  
CHHAGANLAL VORA  
AL VORA

Digitally signed by  
SUBODH  
CHHAGANLAL VORA  
Date: 2024.07.31  
18:55:49 +05'30'

UDIN\*\* : 2 4 0 3 4 0 7 1 B K F H Z U 9 6 0 3

Date : 31/07/2024

Name : Mr. Subodh Vora

Place : Mumbai

Membership Number : 034071

Designation : Partner

Name of the firm : M/s. S C Vora & Co

Firm Registration Number : 125176W

Address : D-723-724, 7<sup>th</sup> Floor,  
Neelkanth Business  
Park,  
Opp. Vidyavihar  
Station,  
Vidyavihar (West),  
Mumbai – 400086.



\*Certificate number is an internal number given by us for our internal records.

\*\* To curb the malpractices, the Professional Development Committee of Institute of Chartered Accountants has implemented concept of UDIN i.e. Unique Document Identification Number. All Certificates should mandatorily consist of UDIN with effect from 1st February, 2019 as per the Council decision taken at its 379th Meeting.